



1 WYCLIFFE ROAD, EAST COWTON

O.I.R.O £300,000



Northallerton
Estate Agency



Wycliffe Road

East Cowton, DL7 0DZ

Property comprises a substantial brick built with clay pantile roof 3-bedroom detached and extended bungalow enjoying the benefits of wood effect UPVC double glazing and oil-fired central heating. Property stands on a good-sized corner plot in the sought after attractive village of East Cowton. The property enjoys gardens to all size. To the front it is arranged behind a low-level stone wall with central wooden arch with gated access in. The front garden enjoys a shrub bed with stone effect walkways through. Gated access to the rear of the property. Side vehicular access and access into the twin garage. To the rear of the property, it enjoys a concrete area and gardens. Plastic Oil Tank. Rear boundaries are a mix of post and plank and ornamental concrete walling. To the front the property enjoys a Veranda with stone seating area. Internally the property is generously proportioned but slightly dis jointed. Steps up to front door, giving access into:

- DETACHED BUNGALOW
- SOUGHT AFTER VILLAGE LOCATION
- SCOPE TO RENOVATE
- LARGE PLOT
- CHAIN FREE
- TWIN GARAGE



ENTRANCE HALL

Coved ceiling, ceiling light point, internal multipaned door gives access into:

SITTING ROOM

Part panelled with a central arch, built in coats cupboard, double radiator, coved ceiling, and ceiling light point. Door to rear giving access to a work room. Door to side giving access to:

KITCHEN

Enjoying the benefit of base cupboards topped with a wood effect work surface. Space and plumbing underneath for a washing machine and additional appliance. Space for fridge freezer. Unit inset enamel single bowl sink unit with drainer to side. Unit inset Schott Seran ceramic hob with brushed steel and glass whirlpool oven beneath. Brushed steel extractor over. Rear mutli paned door out to rear. Worcester Danesmore 2025 floor mounted oil burner, with airing cupboard to side with a lagged cylinder immersion heater and shelf storage. Internal full height glass door gives access to:

WORKROOM / BREAKFAST ROOM

A range of base and wall cupboards, work surfaces. The room enjoys ¾ height pine panelled wall, panelled ceiling and ceiling light point. Window to side. Door through from dining room.

REAR HALLWAY

Coved ceiling, attic access, ceiling light point and radiator. Door to:

BEDROOM 1

Coved ceiling, centre ceiling light point, over bed light pull.

BEDROOM TWO

Built in wardrobe with cupboard storage over. Centre ceiling light point, double radiator. Over bed light pull.

BEDROOM 3

Centre ceiling light point. Over bed light pull. Radiator, built in wardrobe comprising cupboard shelved storage over and hanging rail. Fitted range of wardrobes and central dressing table.

BATHROOM

Suite comprising step down shower tray, fully tiled surround with a wall mounted thermostat-controlled mains bar shower. Fitted glass screen and shower curtain pole. Low level bath, fully tiled around with a matching wash basin. Built in shelved storage cupboard.

WC

Elevated W/C, wall mounted wash basin. ¾ height tiled wall, with a coved ceiling and centre ceiling light point.

GARAGE

Twinned wooden doors to front, pedestrian door to rear. Internally it enjoys light and power. Built in sink unit with hot and cold water.

SHED

Brick built, ceiling light point, power point and door out to side into the rear courtyard



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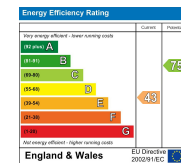
This floor plan shows a 3-bedroom house with a total area of 1,900 sq. ft. The layout includes a large front-facing living room with a fireplace and access to a rear patio. The kitchen features a breakfast bar and opens into a dining room. A central hallway provides access to three bedrooms, a bathroom, and a linen closet. The rear of the property includes a garage, a workshop, a study, and a hobby room/back kitchen. The plan also shows a central air conditioning unit, a water heater, and a laundry room.

Room	Dimensions (ft)	Dimensions (m)
Garage	18'10" x 8'7"	5.75m x 2.62m
Workshop	8'8" x 6'8"	2.64m x 2.03m
Kitchen	15'5" x 9'7"	4.70m x 2.92m
Dining Room	13'7" x 9'3"	4.14m x 2.82m
Study	10'5" x 9'3"	3.18m x 2.83m
Hobby Room/Back Kitchen	12'0" x 9'3"	3.65m x 2.83m
Living Room	24'0" x 11'7"	7.32m x 3.53m
Bedroom 1	14'3" x 12'8"	4.34m x 3.87m
Bedroom 2	11'10" x 10'4"	3.61m x 3.15m
Bedroom 3	12'9" x 7'0"	3.87m x 2.13m
Bath & Shower Room	-	-
Hallway	-	-
Lobby	-	-
Wardrobe	-	-
Wardrobe	-	-
Wardrobe	-	-

TOTAL FLOOR AREA : 1507 sq.ft. (140.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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